086.0	0004	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	998,300 / 998,300
					USE VALUE:	998,300 / 998,300
					ASSESSED:	998,300 / 998,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANCELOTTA KEVIN
Owner 2:	
Owner 3:	
Street 1:	161 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BATTITE ERIC J/KRISTEN/TRS -
Owner 2:	161 WESTMINSTER AVE TRUST -
Street 1:	161 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	514,200	1,100	483,000	998,300
Total Card	0.207	514,200	1,100	483,000	998,300
Total Parcel	0.207	514,200	1,100	483,000	998,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.67 | /Parcel: 445.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54639
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	514,200	1100	9,000.	483,000	998,300	998,300	Year End Roll	12/18/2019
2019	101	FV	392,300	0	9,000.	476,100	868,400	868,400	Year End Roll	1/3/2019
2018	101	FV	392,300	0	9,000.	365,700	758,000	758,000	Year End Roll	12/20/2017
2017	101	FV	392,300	0	9,000.	345,000	737,300	737,300	Year End Roll	1/3/2017
2016	101	FV	392,300	0	9,000.	317,400	709,700	709,700	Year End	1/4/2016
2015	101	FV	366,100	0	7,995.	283,700	649,800	649,800	Year End Roll	12/11/2014
2014	101	FV	366,100	0	7,995.	261,300	627,400	627,400	Year End Roll	12/16/2013
2013	101	FV	366,100	0	7,995.	261,300	627,400	627,400		12/13/2012

!7036!

PRINT

Date	Time
12/10/20	21:43:03

LAST REV

Date	Time
07/17/19	15:20:50
apro	

USER DEFINED

Prior Id # 1:	54639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7036

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATTITE ERIC J/	47267-43		4/12/2006		824,000	No	No		
BATTIE ERIC J	45420-349		6/20/2005	Family	10	No	No		
CARTER JOSEPHIN	36512-3		9/25/2002		400,000	No	No		
FALWELL THOMAS	25124-409		12/8/1994	Family	1	No	No		
CARTER JOSEPHIN	25124-409		12/8/1994	Family	185,000	No	No		
CARTER JOSEPHIN	25124-409		12/8/1994		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2008	435	Manual	18,400			G9	GR FY09	finish basement st
3/3/2003	133	Demoliti						INT & EXT
2/25/2003	188	Inter Fi	150,000	C		G6	GR FY06	GUT REHAB
3/19/1996	69	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Info At Door	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
12/20/2006	MLS	HC	Helen Chinal
8/15/2005	Fieldrev-Chg	BR	B Rossignol
3/20/2000	Inspected	264	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
4/24/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	483,002	Spl Credit		Total:	483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11874998
Const Adj.:	0.99989998
Adj $ / SQ:	145.423
Other Features:	119086
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539024
Depreciation:	24795
Depreciated Total:	514229

COMMENTS

See Bk 64673 Pg 108 for land swap. Plan 943 of 2014..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

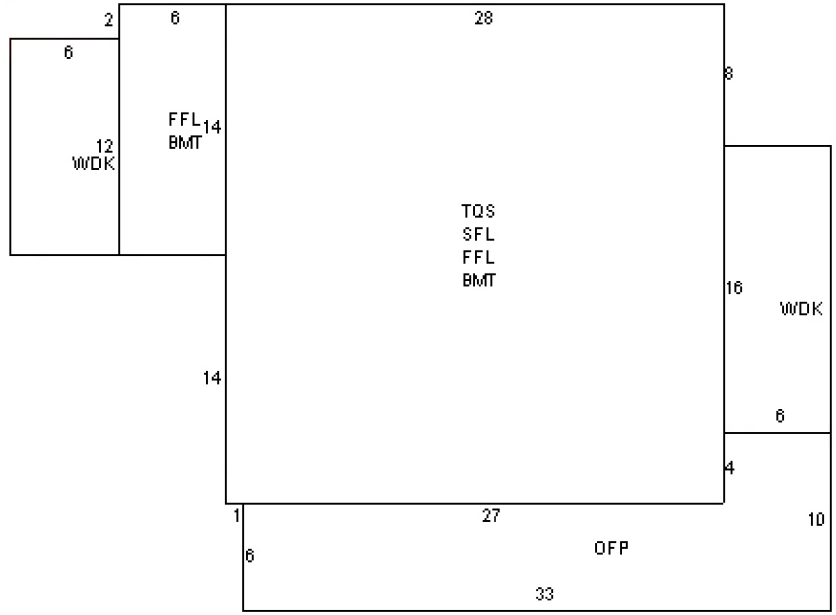
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.97
Special Features:	0	Val/Su Net:	147.00
Final Total:	514200	Val/Su SzAd	229.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	868	43.630	37,868
FFL	First Floor	868	145.420	126,227
SFL	Second Floor	784	145.420	114,012
TQS	3/4 Story	588	145.420	85,509
OFP	Open Porch	222	23.930	5,312
WDK	Deck	168	11.950	2,008
	Net Sketched Area:	3,498	Total:	370,936
Size Ad	2240	Gross Are	3694	FinArea 2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	18X20	A	AV	2010	3.29	T	7.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100